

The June 25, 2014 meeting of the Walpole Zoning Board of Appeals was held in the Main Meeting Room of the Town Hall.

The following members were present:

Matthew Zuker, Chairman  
James S. DeCelle, Vice Chairman  
Craig W. Hiltz, Clerk  
Mary Jane Coffey, Member

Susanne Murphy, Member (Not present-recused)  
Timothy Foley, Associate Member (Not present)

The Board was scheduled to go into Executive Session at 6:30 p.m., however Town Counsel Ilana Quirk was unable to attend the meeting. Therefore, no Executive Session was held.

**7:00 p.m. – Barberrry Homes, LLC – Case #21-13 (cont'd from 06/11/14) (Zuker, Coffey, Foley)**

Mr. Zuker read the public hearing notice for **BARBERRY HOMES, LLC, Case #21-13**, with respect to property located at 272 Moosehill Road, East Walpole and shown on the Assessors Map 36 and Lot Nos. 66, 66-1, 62, Residence A Zone.

The application is for:

A Comprehensive Permit under MGL Ch. 40B to allow construction of 174 unit apartment project containing 25% affordable units on a parcel of land containing 14.33 acres.

Mr. Zuker stated that the board will not be taking any new testimony tonight. There was an agreement between Town Counsel Quirk, on behalf of the Walpole Zoning Board of Appeals, and the applicant's Counsel to extend the deadline through the end of next month.

A motion was made by Mr. Zuker, seconded by Mr. DeCelle, to accept the Extension of Time that the Applicant's Counsel and Town Counsel signed and agreed upon, to extend the deadline until July 31, 2014.

We will plan to continue this hearing to Monday, July 21, 2014 at 7:00 p.m. at the Town Hall. The Board appreciates the residents coming out and apologizes for not having that much information for them tonight.

Some of the neighbors expressed that they did have concerns with the board closing the hearing without getting all the information they needed to add to the file.

Mr. Hiltz mentioned that we have a deadline. When the board closes the hearing, then the next step would be to render a decision.

Mr. Zuker noted that his hope will be that the neighbors would make some progress at the meeting scheduled to take place at the Walpole Public Library between the neighbors of Moose Hill Road and Barberry representatives. Mr. Zuker said that having the meeting is better than not having a meeting at all. The board is on top of the dates and that the board has plenty of time to close the hearing.

Mr. Hiltz and Mr. DeCelle asked the neighbors to get their wants, desires, facts submitted to the board as soon as possible. They explained to the neighbors that they want to get everything on the record.

Some of the neighbors were concerned that there was nothing signed by the applicant agreeing to the extension. The Board assured them that the applicant has agreed to the extended period of time and that they have signed the extension.

A motion was made by Mr. Zuker, seconded by Mr. DeCelle, to continue the hearing to Monday, July 21, 2014 at 7:00 p.m. at the Town Hall.

The vote was **4-0-0 in favor.** (Zuker, DeCelle, Hiltz, Coffey voting)

Mr. Zuker asked if the Board had any comments on the draft minutes for the meetings of March 25, 2014, March 26, 2014, and April 16, 2014, previously distributed to the Board. There were some minor changes and edits the Board wanted corrected on two sets of minutes.

A motion was made by Mr. Zuker, seconded by Mr. DeCelle, to approve the minutes for the March 25, 2014 meeting as written.

The vote was **2-0-2 in favor.** (Zuker, DeCelle voting) (Hiltz, Coffey ineligible to vote)

A motion was made by Mr. DeCelle, seconded by Mr. Zuker, to approve the minutes for the March 26, 2014 meeting with the changes agreed upon.

The vote was **2-0-2 in favor.** (Zuker, DeCelle voting) (Hiltz, Coffey ineligible to vote)

A motion was made by Mr. Hiltz, seconded by Mr. DeCelle, to approve the minutes for the April 16, 2014 meeting with the changes agreed upon.

The vote was **4-0-0 in favor.** (Zuker, DeCelle, Hiltz, Coffey voting)

A motion was made by Mr. Zuker, seconded by Mr. DeCelle, to adjourn the meeting at 7:53 p.m.

The vote was **4-0-0 in favor.** (Zuker, DeCelle, Hiltz, Coffey voting)

Craig W. Hiltz  
Clerk

kb

Minutes were approved on October 29, 2014.